

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

17 Highfield Road, Doncaster East Vic 3109

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,300,000

&

\$1,400,000

Median sale price

Median price \$1,550,000

Property Type House

Suburb Doncaster East

Period - From 01/07/2021

to

30/06/2022

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	31 Polaris Dr DONCASTER EAST 3109	\$1,400,000	09/07/2022
2	3 Celeste St DONCASTER EAST 3109	\$1,380,000	23/03/2022
3	8 Koala Ct DONCASTER EAST 3109	\$1,360,000	30/04/2022

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

18/07/2022 11:23

17 Highfield Road, Doncaster East Vic 3109

McGrath

Ellie Gong

9889 8800

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elliegong@mcgrath.com.au

Indicative Selling Price

\$1,300,000 - \$1,400,000

Median House Price

Year ending June 2022: \$1,550,000



6 2 2

Property Type: House (Res)

Agent Comments

Comparable Properties



31 Polaris Dr DONCASTER EAST 3109 (REI)

Agent Comments

4 3 1

Price: \$1,400,000

Method: Private Sale

Date: 09/07/2022

Property Type: House

Land Size: 658 sqm approx



3 Celeste St DONCASTER EAST 3109 (REI)

Agent Comments

3 2 2

Price: \$1,380,000

Method: Private Sale

Date: 23/03/2022

Property Type: House (Res)

Land Size: 642 sqm approx



8 Koala Ct DONCASTER EAST 3109 (REI)

Agent Comments

3 1 2

Price: \$1,360,000

Method: Auction Sale

Date: 30/04/2022

Rooms: 7

Property Type: House (Res)

Land Size: 657 sqm approx

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802



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